

BOOK 48 PAGE 902
CERTIFICATE OF PUBLIC TION 33591
From THE NEWS-POST Frederick, Md.

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**SUBSTITUTED TRUSTEES'
SALE**

**OF VALUABLE FREE SIMPLE
DWELLING PROPERTY
KNOWN AS NO. 311 WEST POTOMAC STREET
BRUNSWICK, MARYLAND 21716**

Under and by virtue of the power of sale contained in a certain Deed of Trust from Robert Thomas Monahan Jr. to C.W. Blomquist and Diane K. Blomquist, Trustees dated the 1st day of June, 1979, and recorded among the Land Records of Frederick County in Liber C.C.K. No. 1084, folio 263, and Declaration of Substitution of Trustees dated March 15, 1983 and recorded as aforesaid in Liber C.C.K. No. 1200, folio 828, substituting F. Vernon Boozer and Edward C. Covahey Jr., as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction on the premises on:

MONDAY, AUGUST 1, 1983

AT 3:30 P.M.

All that lot of ground and the improvements thereon situate in Frederick County, State of Maryland, and described as follows:

All that lot, piece or parcel of ground situate, lying and being in the Town of Brunswick, Frederick County, Maryland, having a frontage of 59 feet on the North side of West Potomac Street, known and designated as:

Lot No. 17 and 6 feet of the East side of Lot No. 18, as shown on the Plat of W.W. Wenner's First Addition to Brunswick, recorded in Liber W.I.P. No. 13, Folio 2, one of the Land Records of Frederick County, Maryland.

BEING the same lot of ground described in a Deed dated November 22, 1980 and recorded among the Land Records of Frederick County in Liber No. 1134, folio 337, from Robert Thomas Monahan Jr., to Allen E. Burdette and wife.

The improvements thereon consist of a dwelling.

The property will be sold in "As Is" condition, subject to any existing building violations, etc. and also subject to conditions, restrictions and agreements of record affecting same, if any.

TERMS OF SALE: Cash or certified check deposit in the amount of \$5,400.00 or 10% of the purchase price, whichever is greater, will be required of the purchaser at the time and place of sale, balance in cash, upon final ratification of the sale by the Circuit Court of Frederick County and to bear interest at the rate of 10% per annum from date of sale to date of settlement. Taxes, water rent and ground rent, if any, to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

**F. VERNON BOOZER
EDWARD C. COVAHEY JR.
Substituted Trustees**

Frederick, Md.

This is to certify, That the annexed

Substituted Trustees
Sale was published in *The News-Post*
newspapers published in Frederick County, once a week for
3 successive weeks prior to the 1st
day of *August*, 19*83*

THE NEWS-POST

Per

Paul
August 18, 1983 *K. S. McKenzie*